



curione.com/projects/polaris



 polaris

 curione

Polaris

A PROJECT FOR A SELECT-FEW

Curione was born from two ideas: "curio," a rare and captivating object, and "one," the promise of something singular. This is our founding belief — that property should be extraordinary, never ordinary.

We work with a selective clientele who prize discretion, privacy, and a true sense of belonging. The ones that want to feel part of a select circle and access a community like no other.

We do not build at volume. We select remarkable pieces of land, places that carry inherent value before construction ever begins, and we devote ourselves fully to each one.

One plot. One project. Polaris sits right at our expertise poured into a single creation.



Fully Customizable

A single unique villa on an 853m² hillside plot in Ayios Tychonas, above the Amathus coast, arranged over three levels so that the principal rooms face the sea.

Four bedrooms, an infinity-edge pool cut into the slope, and a lower level given over to private wellness, spa and gym.

Built to Class A energy performance with photovoltaics, underfloor heating and full home automation.

As a Class A constructor, Curione allows full interior customization, if our selective client wishes to.

A UNIQUE HOME

With private amenities

4

Bedrooms

5.5

Bathrooms

424

Internal SQM

853

Plot SQM

LOCATION







A unique villa. By a trusted developer and class A constructor.
With full customization flexibility.

For those seeking for absolute luxury, privacy, lifestyle and
amenities, all packaged in one.

Premium Location

LIFESTYLE

5min 🚗 5 Star Hotels

5min 🚗 Limassol Coastline

20min 🚗 Limassol Marina

CONNECTIONS

15min 🚗 Limassol City Center

35min 🚗 Airport

20min 🚗 Hospitals

WELLBEING

5min 🚗 Nearest Beach

5min 🚗 Tennis Courts

25min 🚗 Golf Course

EDUCATION

10min 🚗 International Schools



High-end Finishes

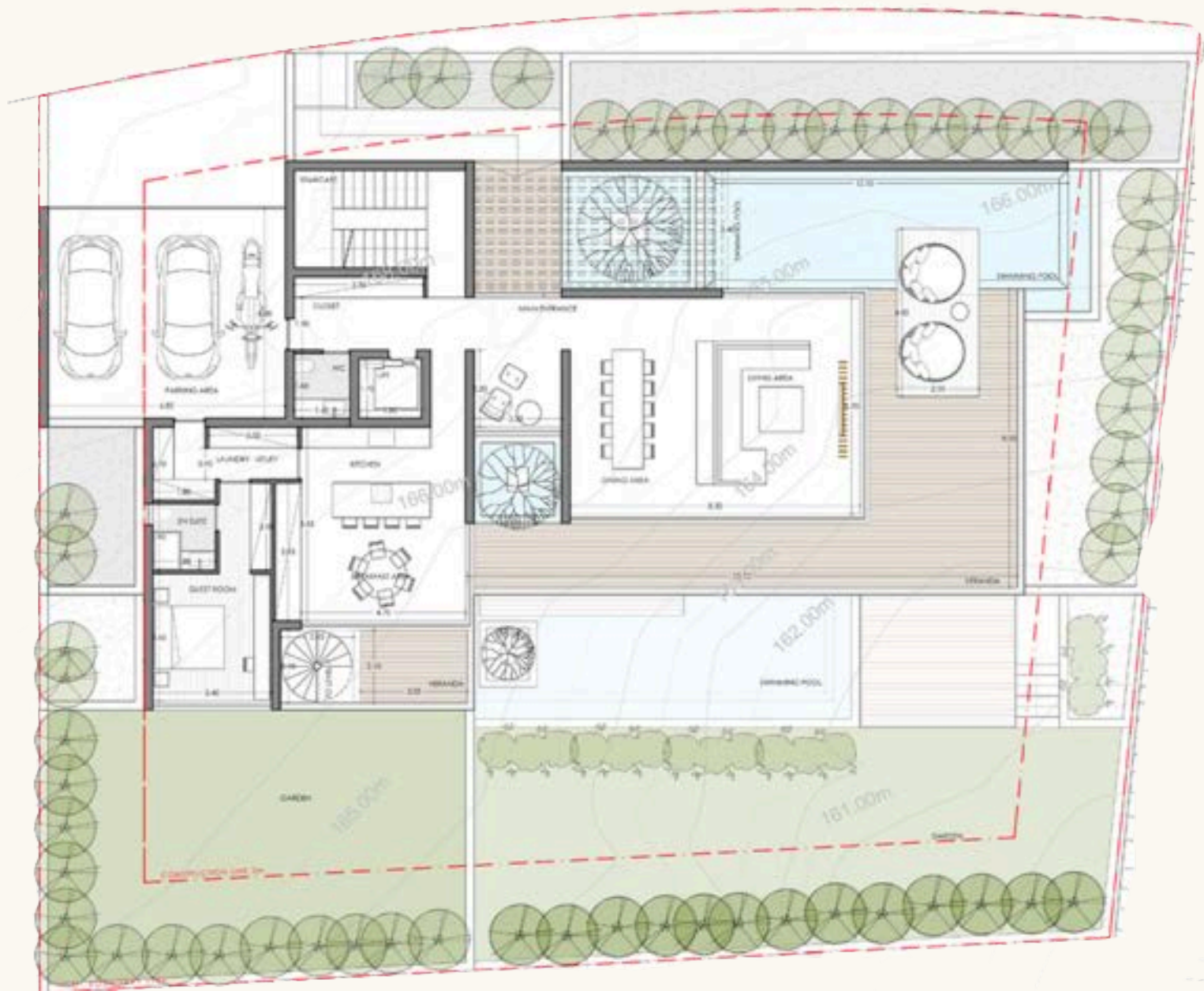
INCLUDED IN THE PRICE

- Water feature pool and an infinity swimming pool
- 120 x 120cm high quality tiles in living areas
- 60 x 120cm high quality tiles in bathrooms
- Sliding doors MU144.91 Lift & Slide aluminium
- Fully expandable KNX automation for lighting and roller blinds
- CCTV and Burglar Alarm systems
- A/C VRV system in all areas
- Underfloor heat pump heating in all areas
- Laufen & Grohe sanitary ware
- High quality kitchen cabinets and wardrobes
- KONE lift to all floors

The developer reserves the right to make changes to the above material without notice



Floor Plan



INTERNAL

172 m²

COVERED VERANDAS

68 m²

COVERED PARKING

41 m²

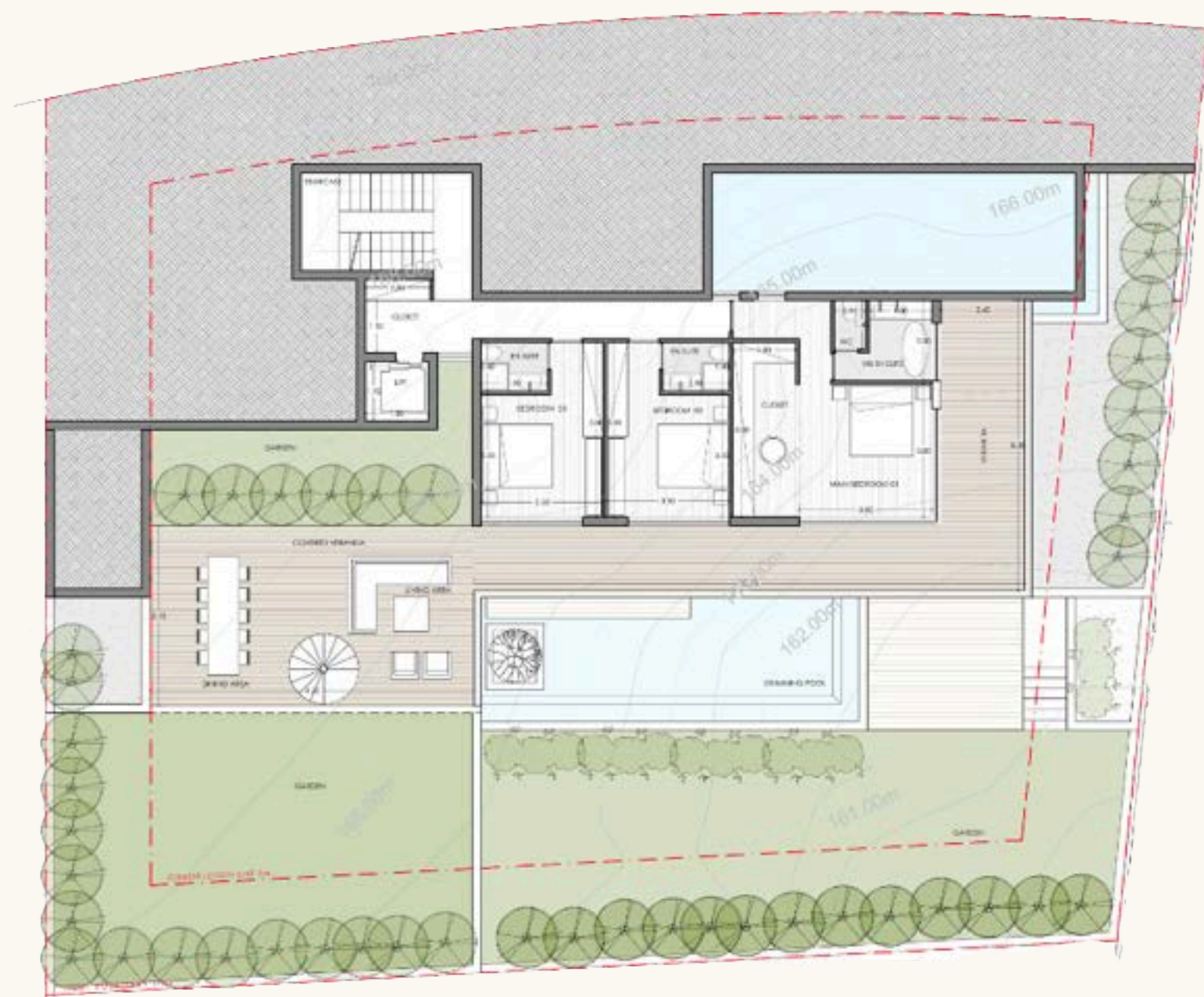
GARDENS

132 m²

FIRST FLOOR



Floor Plan



INTERNAL

106 m²

COVERED VERANDAS

79 m²

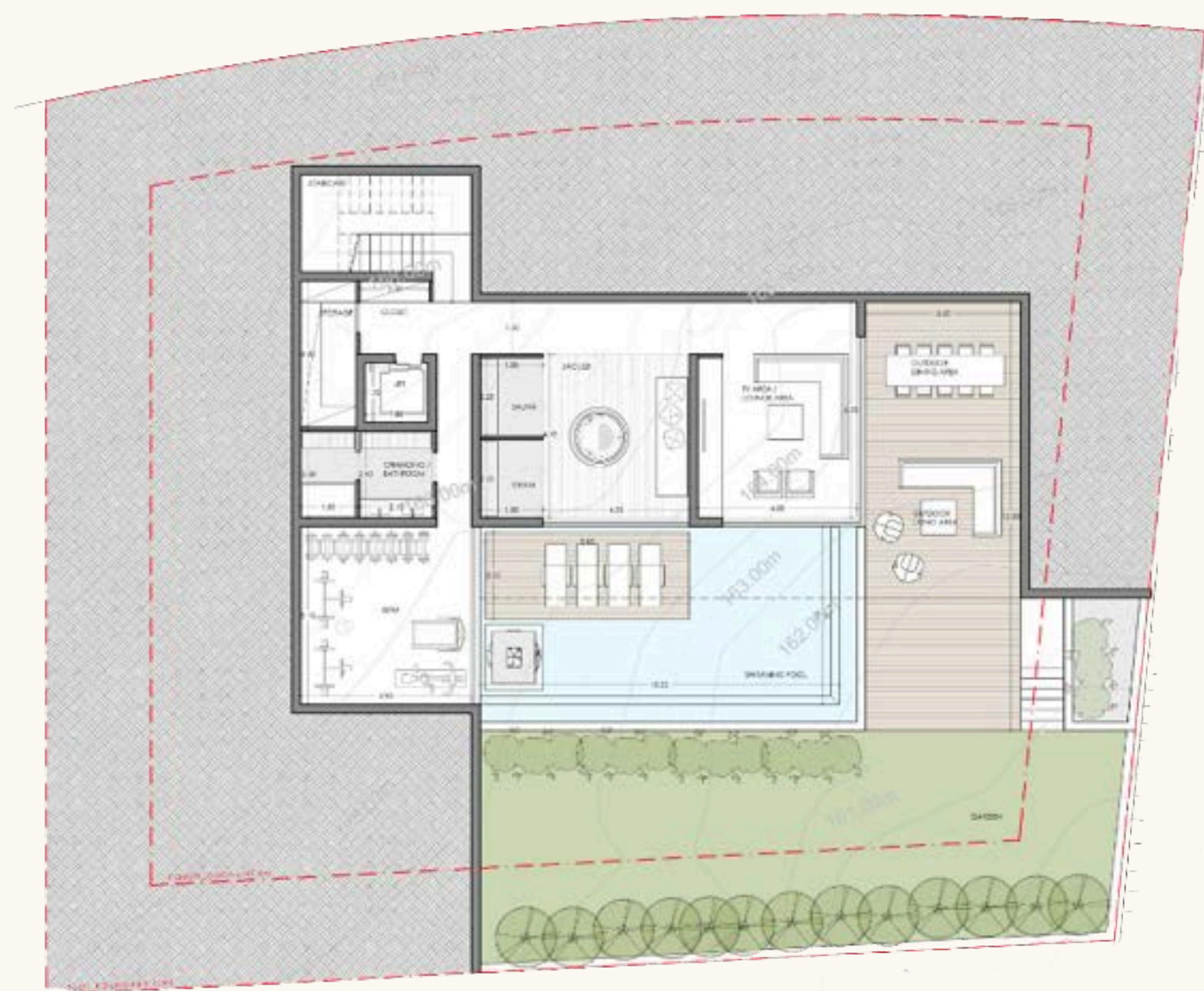
GARDENS

98 m²

GROUND FLOOR



Floor Plan



INTERNAL

145 m²

COVERED VERANDAS

38 m²

UNCOVERED VERANDAS

17 m²

GARDENS

120 m²

BASEMENT FLOOR













Polaris Specifications

The developer reserves the right to make changes to the below materials for specifications of similar quality without notice.

1 • CONCRETE STRUCTURE

- Reinforced concrete frame of C30/37 grade: raft foundation, columns, beams, concrete walls and slabs. Designed to Eurocode 8 and the Cyprus National Annex for anti-earthquake construction.

2 • WALLS

- Exterior walls are of 25cm hollow bricks, with thermal insulation externally.
- Internal partition walls are of 10-25cm hollow bricks.

3.1 • FLOORS

- Living areas: 120 × 120cm porcelain tiles.
- Staircase: as floors, with glass railing.
- Bedrooms: engineered wood floating parquet, marine plywood core, natural wood top layer.
- Bathrooms: 60 × 120cm porcelain tiles.
- Verandas: 60 × 120cm anti-slip porcelain.
- Pool area: slip-resistant synthetic decking.

3.2 • WALLS — EXTERNAL

- Thermal insulation system by Knauf, Sto Therm or equivalent.
- Boundary walls of concrete, painted graffiato finish in white to match the villa.

3.2 • WALLS — INTERNAL

- Two coats of plaster, primer, three coats of spatula, three coats of paint.
- Bathrooms lined full height with 60 × 120cm porcelain tiles.

4 • INSULATIONS

- Roof will have screed to slopes and will be insulated with thermal insulation material and waterproof membrane.
- Foundations and boundary walls with two-component elastic membrane Sika Igoflex or equivalent.
- Foundations and walls to 50cm height with polyurethane insulation and mesh.

5 • DOORS AND WINDOWS

- Entrance door custom made in solid iroko, fire rated with a security lock.
- Internal doors in lacquered MDF, hidden hinges, magnetic locks, 235cm high.
- External doors and windows will be made of colored aluminum with double glazing sliding and/or hinged tilted sections all as per Energy saving regulations to meet Class A buildings.

6 • WARDROBES AND CUPBOARDS

- Technogranite worktop and backsplash in the kitchen.
- Kitchen base cabinets and island 90cm high, upper cabinets 97.5cm, LED strip beneath.
- Bedroom wardrobes internally with 18mm melamine and 22mm lacquered MDF doors.
- Italian-imported or custom-made locally.

7 • KITCHEN APPLIANCES

- Provisions for large refrigerator, built in oven and dishwasher.
- Laundry provisions in the utility room and basement laundry.

8 • SANITARY WARE AND MIXERS

- Washbasins' bathtubs and bidets by Laufen.
- Wall mounted WCs with Laufen or Grohe concealed mechanisms.
- Shower mixers by Grohe or Hansgrohe with Grohe rain type heads.
- Franke/equivalent kitchen sink.
- Walk in showers with glass partitions.

9 • WATER SUPPLY

- Hot and cold water supply lines will be PVC pipes.
- Solar and electric hot water with 350-litre tank.
- Pressure system for hot and cold water will be installed

10 • SEWAGE

- PVC pipes throughout.

11 • ELECTRICAL INSTALLATIONS

- Home automation controlling lighting, with conduits for roller shutters.
- CCTV System with 5 cameras and Burglar alarm system.
- TV, telephone and CAT6 points with dedicated termination cabinet.
- Waterproof sockets and water taps externally.
- Provision for one socket per electric car will be installed.
- Provisions for sauna, steam bath & jacuzzi.

12 • AIR CONDITIONING

- Concealed VRV in the living, gym, spa and kitchen areas.
- Wall Mounted A/C units in bedrooms.

13 • CENTRAL HEATING

- Underfloor heating will be installed which will be connected to an external heat pump unit.

14 • ENERGY PERFORMANCE

- Designed to Class A Energy Performance Certificate.

15 • PHOTOVOLTAIC PANELS

- Photovoltaic panels will be installed on the roof to meet energy saving regulations for Class A buildings.

16 • SWIMMING POOL

- Two reinforced concrete infinity-edge pools.
- Shapes & sizes as shown in drawings.
- Finishes will include:
 - Mosaic tiles.
 - Tiles around edge of swimming pool.
 - Ladder.
 - Electromechanical equipment supply and installation.

17 • EXTERNAL AREAS

- Garden and poolside lighting.
- Rainwater collection.
- Boundary wall as per regulations.
- Electrical operated gate door.



Sold-out Projects

Three projects completed and/or sold across Limassol and Paphos, each personalised by its owner from layout to final finish.



Hidden Gem

Paniotis, Germasogia, Limassol

6	8.5	560
Bedrooms	Bathrooms	Internal SQM



Sea Caves

Sea Caves, Peyia, Paphos

4	4.5	430
Bedrooms	Bathrooms	Internal SQM



Phõs

Sfalagiotissa, Agios Athanasios, Limassol

4	4.5	220
Bedrooms	Bathrooms	Internal SQM

CONTACT US

Happy to tell you more.

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All information is provided for marketing purposes only and does not form part of any offer or contract. The 3D renders, specification and completion dates are indicative and subject to change. Computer generated images are illustrative.

